

- d. Property development standards.** Each Site in the SF-10 District shall be subject to the following minimum property development standards. Setbacks and heights are for Principal Structures. See Sec. III-D.7.e for Setbacks and heights for Accessory Structures. See also Secs. III-E.2.e(2) and III-E.2.e(3) for Front Setbacks on unplatted tracts or major roadways. Compatibility standards in Secs. IV-C.4 and IV-C.5 may take precedence.
- (1) Minimum Lot Area:** 10,000 square feet
 - (2) Minimum Lot Width:** 80 feet
 - (3) Minimum Front Setback:** 25 feet
 - (4) Minimum Rear Setback:** 25 feet, except that the Rear Setback may be reduced to five feet when Abutting a platted reserve which has a minimum width of 20 feet, provided however, there shall be no encroachment into or over any utility easement
 - (5) Minimum Interior Side Setback:** ten feet
 - (6) Minimum Street Side Setback:** 20 feet
 - (7) Maximum Height:** 35 feet
- e. Special SF-10 District regulations.** The following special regulations shall apply to property in the SF-10 District.

- (1) None**

5. SF-5 Single-Family Residential District (“SF-5”)

- a. Purpose.** The purpose of the SF-5 Single-Family Residential District is to accommodate moderate-density, Single-Family residential development and complementary land uses. The SF-5 District is generally compatible with the "Urban Residential" or "Urban Development Mix" designations of the *Wichita-Sedgwick County Comprehensive Plan*. It is intended for application in areas of Wichita and unincorporated Sedgwick County in those areas in which municipal water and sewer services are available and that have been designated as "Wichita 2030 Urban Growth Area."

- b. Permitted Uses.** The following Uses shall be permitted by-right in the SF-5 District.

(1) Residential Uses

- Single-Family
- Manufactured Home (only in the County and subject to Sec. III-D.6.1)
- Group Home

(2) Public and Civic Uses

Church or Place of Worship
Day Care, Limited, subject to Sec. III-D.6.i
Golf Course
Library
Parks and Recreation
Recycling Collection Station, Private, subject to Sec. III-D.6.q
School, Elementary, Middle and High
Utility, Minor

(3) Commercial Uses

Wireless Communication Facility, subject to Sec. III-D.6.g

(4) Industrial, Manufacturing and Extractive Uses

Asphalt or Concrete Plant, Limited, subject to Sec. III-D.6.d

(5) Agricultural Uses

Agriculture, subject to Sec. III-D.6.b

c. Conditional Uses. The following Uses shall be permitted in the SF-5 District if reviewed and approved by the Planning Commission in accordance with the procedures and standards of Sec. V-D.

(1) Residential Uses

Accessory Apartment, subject to Sec. III-D.6.a
Group Residence, Limited

(2) Public and Civic Uses

Cemetery
Community Assembly
Day Care, General, subject to Sec. III-D.6.i
Government Service
Neighborhood Swimming Pool, subject to Sec. III-D.6.aa
Safety Service
Utility, Major

(3) Commercial Uses

Bed and Breakfast Inn
Parking Area, Ancillary, subject to Sec. III-D.6.p

(4) Industrial, Manufacturing and Extractive Uses

Mining or Quarrying
Oil and Gas Drilling
Rock Crushing
Solid Waste Incinerator, subject to Sec. III-D.6.v

(5) Agricultural Uses

None allowed by Conditional Use

- d. Property development standards.** Each Site in the SF-5 District shall be subject to the following minimum property development standards except, however, that any Lot of Record located within the City of Wichita that existed at the time of adoption of Wichita Ordinance No. 10-107 on October 1, 1928, having a width of 40 feet or less and held under a distinct ownership from Contiguous Lots, shall not be required to provide any Side Yard Setback of greater than three feet. Setbacks and heights are for Principal Structures. See Sec. III-D.7.e for Setbacks and heights for Accessory Structures. See also Secs. III-E.2.e(2) and III-E.2.e(3) for Front Setbacks on unplatted tracts or major roadways. Compatibility standards in Secs. IV-C.4 and IV-C.5 may take precedence.
- (1) Minimum Lot Area:** 5,000 square feet
 - (2) Minimum Lot Width:** 50 feet
 - (3) Minimum Front Setback:** 25 feet
 - (4) Minimum Rear Setback:** 20 feet, except that the Rear Setback may be reduced to five feet when Abutting a platted reserve which has a minimum width of 20 feet, provided however, there shall be no encroachment into or over any utility easement
 - (5) Minimum Interior Side Setback:** six feet, except five feet if Lot is below 6,000 square feet, and that one required side Yard for a Single-Family Dwelling Unit may be reduced to as little as zero feet if Setback lines are established that ensure a minimum of ten feet between Structures on Contiguous Lots
 - (6) Minimum Street Side Setback:** 15 feet
 - (7) Maximum Height:** 35 feet
- e. Special SF-5 District regulations.** The following special regulations shall apply to property in the SF-5 District.
- (1) Cluster development option.** The cluster development option is provided as a means of allowing flexibility in the arrangement and development of residential land uses within the SF-5 District.
 - (a) Reduction of Lot Area and Setback standards.** Under the cluster development option, the minimum Lot Area standard of the SF-5 District may be reduced from 5,000 square feet to 4,000 square feet, provided that any reduction in Lot Area must be offset by the provision of permanent Open Space. The amount of Open Space area provided shall at least equal the cumulative total reduction in Lot Area. Interior Side Yard Setbacks may be reduced to five feet.